



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Ken Choo Request for Relocation of the Golf Driving Range

MEETING DATE: January 19, 1994

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council review Mr. Choo's letter of December 14, 1993 (Exhibit A), and hear his request to relocate the golf driving range to DeBenedetti Park.

BACKGROUND INFORMATION: Mr. Choo approached the Parks and Recreation Commission at its meeting on Tuesday, December 7, 1993, to request relocation of his golf driving range to Ed DeBenedetti Park and to explain why he did not wish to locate at Pixley Park. At an earlier City Council meeting, Mr. Choo was requested to evaluate Pixley Park as a possible site for relocation of his golf driving range operation. Mr. Choo had Mr. Mike Thompson, golf pro at the Lockeford Street range, address the Commission. Mr. Thompson's presentation and the minutes of the meeting are attached as Exhibit B. Mr. Choo expressed his desire to relocate to DeBenedetti Park, and presented a proposed site plan of the area accommodating the range as well as athletic facilities. It was his goal to show BOBS and the commission that the two could work together.

The BOBS representatives were many, and they addressed safety issues, congestion of athletic facilities to accommodate the range, and the fear that once he got his foot in door, they would never be able to get him out, as well as the threat of possibly never being able to purchase the remaining acreage for the planned park in the future.

Commission reviewed all of the above, and after clarification of "permanent" and "temporary" voted 3-2 against the golf range relocating to DeBenedetti Park.

I have been asked by citizens what my personal feelings are on the issue. I feel Lodi could support an in-town driving range, and it is needed. If City property were used, it would mean transfer of maintenance responsibilities to a private party, as well as revenue generation for City land used. It would also serve as another interest area serving a variety of age groups. The range needs to be located where it has high visibility, is not a safety hazard, and would address environmental concerns, i.e., lights, traffic, etc. I do not know of such a location, unless you consider the White Slough facility, which is outside of town.

There have been comments from the public that should this facility be approved, it should go out to competitive bid. Others feel Mr. Choo is owed special consideration due to the forced closure of his old location.

FUNDING: I feel the City will have to get involved with improvements to the site should the request be approved, to what extent. Public Works may be able to answer. Revenue generation could be good if the range is done right. We were receiving \$500 a month rent and 10% of ball rentals at the old site totalling \$8,000 to \$10,000 annually, after paying 5% to the Festival for use of their property.

Ron Williamson
Parks and Recreation Director

RW/sh
Attachments

cc City Attorney

APPROVED

THOMAS A. PETERSON
City Manager



recycled paper

EXHIBIT A

LODI (209) 833-1414
FAX (209) 333-0104

ROBERT J. MERTZ
ATTORNEY AT LAW
111 WEST PINE STREET
LODI, CA 95240

STOCKTON (209) 478-1100

December 14, 1993

TO: CITY COUNCIL
CITY MANAGER

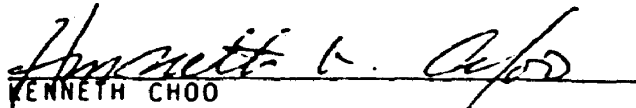
RE: KEN CHOO golf driving range request location at
DeBenedetti Park

Gentlemen:

By this letter, I appeal the December 9, 1993, City of Lodi, Parks and Recreation Department recommendation (3 to 2 to not allow relocation as requested) and request reconsideration of this matter by the City Council. Their report to the City Council and related Exhibits "A" and "B" are incorporated by reference in this appeal. We are requesting this matter be set on the Council agenda for hearing on December 28, 1993.

If there is further communication pertaining to this matter required for this meeting, please contact my attorney, Mr. Robert J. Mertz.

Very truly yours,


KENNETH CHOO

November 30, 1993

City of Lodi
Parks & Recreation Commission
125 North Stockton Street
Lodi, CA 95240

Attention: Mr. Ron Williamson

In Re: Proposed temporary golf driving
range at G-Basin, Lower Sacramento
Road, Lodi, CA.

Commission Members:

For your consideration December 7, 1993, meeting, I submit the following documents and comments:

(a) Second revised plan for range at G-Basin site prepared by J. C. Draggoo & Associates, which plan takes into consideration elevations for facilities, as well as proposed storm inlets and outlets for City's basin at this location. Note the first plan prepared by J. C. Draggoo & Associates did not address elevation and storm drainage and was at considerable personal expense that I secured the present plan from them and the plan involved the City's Engineering Department's input and review.

(b) As concerns the Pixley Park site, I have re-evaluated all aspects of this location as requested by the City Council and find it unacceptable to me for the following reasons:

1. The Model Airplane Club facility's current usage would have to be relocated at a cost they estimate at \$30,000.00, which I could not afford.

2. The adjacent automobile dealerships, Geweke Toyota and Mataga Olds-Buick, have indicated they are opposed to the location of the range at this site for potential safety and damage problems and indicate they will so advise appropriate authorities accordingly in writing.

3. The City of Lodi park and recreational plan recently prepared by J. C. Draggoo & Associates (copy attached) at this

November 30, 1993

Commission's request recommended this site for a major adult soft-ball and soccer complex and to put the range at this site, in effect, negates the usefulness of that report. The BOBS Organization's objections to my location of the range at G-Basin (GeBenedetti Park) is founded in part on the fact that they apparently desire G-basin for the same facilities.

4. Location of the range at G-Basin would serve to alert adjacent potential residential development of the recreational use of this property and help to avoid future environmental problems that could potentially develop with delayed recreational development at this site. The range, in my opinion, would further serve as a stimulus for earlier recreational development at the site rather than a deterrent as expressed by some of the BOBS Organization membership.

5. Purchase of other acceptable private sites near Lodi puts the entire range project out of my financial means.

6. Finally, after much consideration, I cannot, in good conscience to my family and financial health, make the investment required (in the neighborhood of a minimum of \$100,000.00 plus) for relocation of the range at Pixley Park and would have to reluctantly discontinue my efforts for a relocation of my range in Lodi.

Hopefully, this documentation and comments will be of assistance in your redetermination of a continued positive recommendation for the range at the G-Basin site.

Very truly yours,


Kenneth Choo

JC DRAGGOO & ASSOCIATES



URBAN PLANNING & DESIGN
PARK/RECREATION PLANNING

1730 S.W. SKYLINE BLVD.
PORTLAND, OREGON 97221
(503) 297-1005

September 3, 1993

Lodi Golf Range
531 E. Lockefold Street
Lodi, California 95240

Attn: Kenneth Choo

Re: Revised Concept Plan for DeBenedetti Park

Dear Ken,

Enclosed are several copies of the revised plan for DeBenedetti Park. The new plan is intended to address the following issues:

1. Need to accommodate facilities identified in the draft Park, Recreation and Open Space Plan.
2. Need to satisfy the storm drainage detention requirements (202 acre feet).
3. Need to preserve existing vegetation.

As you can see from the revised concept plan, the new plan exceeds the recommendation in the draft Park, Recreation and Open Space Plan. The plan also exceeds the required storm drainage requirements. However, due to the type and number of facilities and the drainage requirements, it will be necessary to remove five existing trees.

Below is a revised list of facilities contained in the new concept plan.

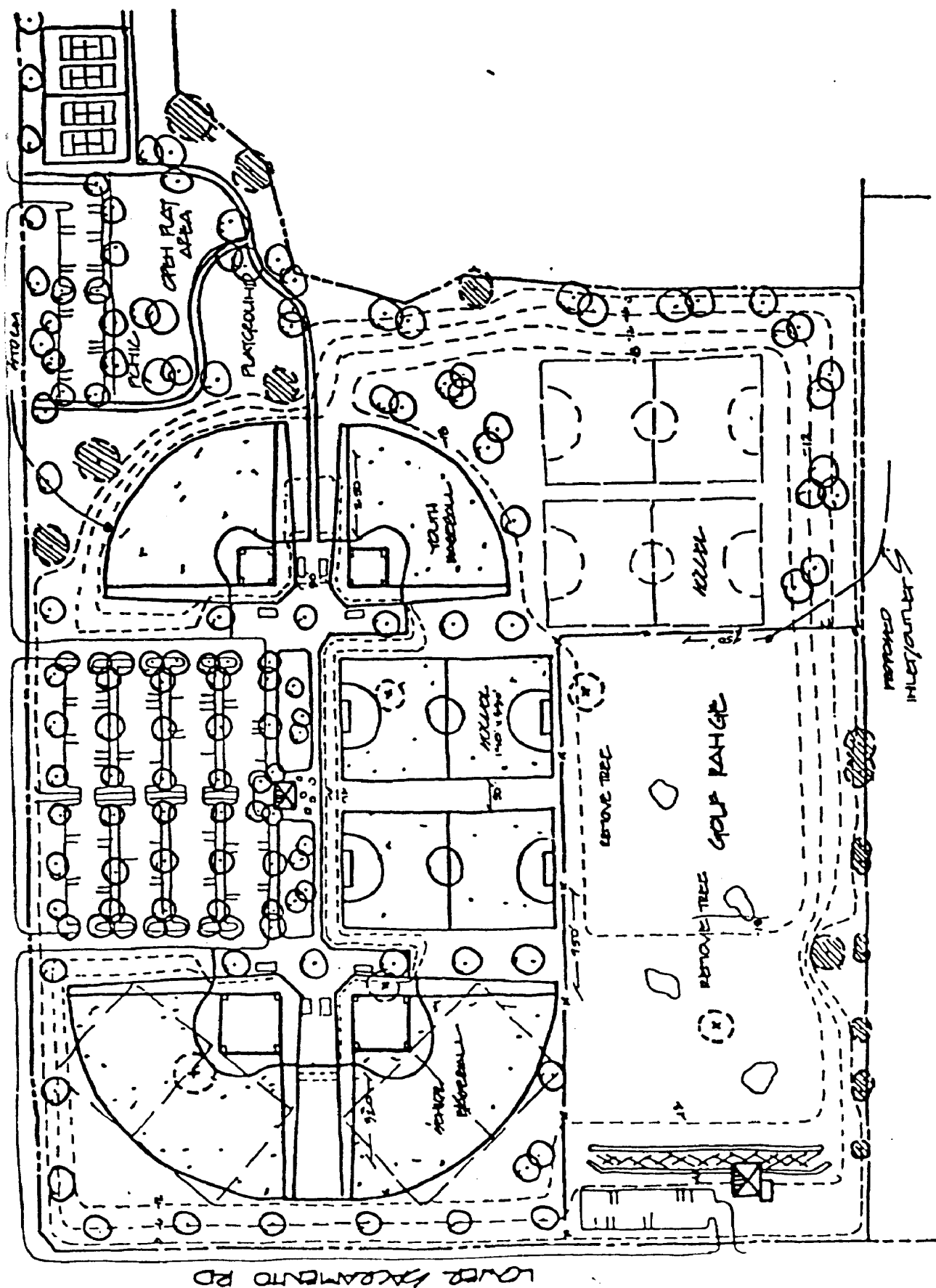
- o Golf Driving Range
- o Two Senior Baseball Fields (320' outfield)
- o Two Youth Baseball Fields (250' outfield)
- o Two Mid-Sized Soccer Fields (195' x 330')
- o Two Soccer Fields Overlaid on the Senior Baseball Fields
- o Restroom/Concession Building
- o Storage Area
- o Four Tennis Courts (could add more)
- o Playground Area
- o Open Play Area
- o Picnic Area

If you have any questions, please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Apperson'.

Kevin Apperson
JC Draggo & Associates



CONCEPT PLAN FOR
DEVELOPMENT OF A

Hutchins Street Square**Site S-2****12.0 Acres**

Hutchins Street Square is an old high school site that is predominantly used for cultural arts and senior activities. The site is managed by another city department although the Parks and Recreation Department maintains the facilities. Currently, the Parks and Recreation Department utilizes one of the buildings on the site for a children's day care program.

There are plans to expand the cultural arts facilities on this site and a separate advisory board is responsible for those activities. The site is a potential location for the proposed indoor recreation center. (See the recommendations under "Indoor Recreation Center".)

Maple Square**Site S-3****0.6 Acres**

This small undeveloped park site is located at the southeast corner of Lodi Avenue and Sacramento Street. It is also adjacent to the Southern Pacific Railroad. Because the proposed Needham Recreation Complex is nearby, it is recommended that Maple Square be sold and the proceeds used to acquire other recreation sites.

Needham School**Site S-4****6.0 Acres**

This site is currently owned by the Lodi Unified School District and may be available for purchase. This site is being considered for an indoor recreation center. Since the indoor recreation center would occupy the space covered by school buildings, most of the playground would still be available for outdoor recreation use. It is anticipated that this space would provide activities in support of the proposed center. If a recreation center is not located on the site, a portion of it should be used for a neighborhood park.

*Captains
Park/Recreation
Area
Jesse*

Pixley Park**Site S-5****33.0 Acres**

This site currently contains 26.0 acres of land of which 25 acres are dedicated for water detention. It is recommended that an additional seven acres be acquired so that more grading flexibility can occur for the sport fields. This site is recommended for a major adult softball and soccer complex suitable for league play and tournaments. Because this site is located in an industrial area, problems with lighting and noise should not occur. Facilities should include five adult softball fields, two lighted soccer fields, six tennis courts, a restroom building and a large concession area. The existing model airplane activity should be moved to another location.

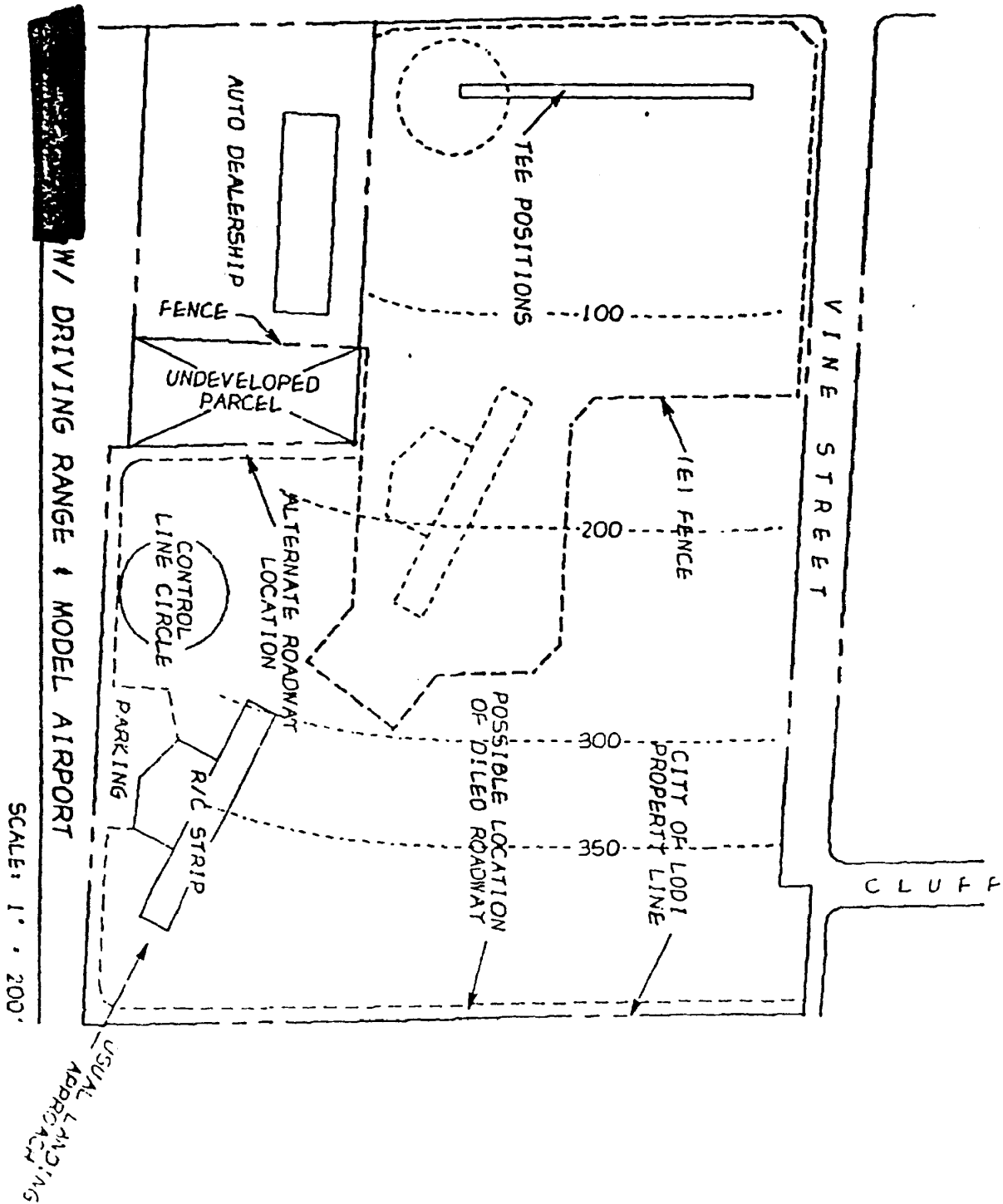
The undeveloped park site is also a storm water detention area and unlike other existing detention basins, could be graded to different levels so that some portions would experience less flooding than others. It is

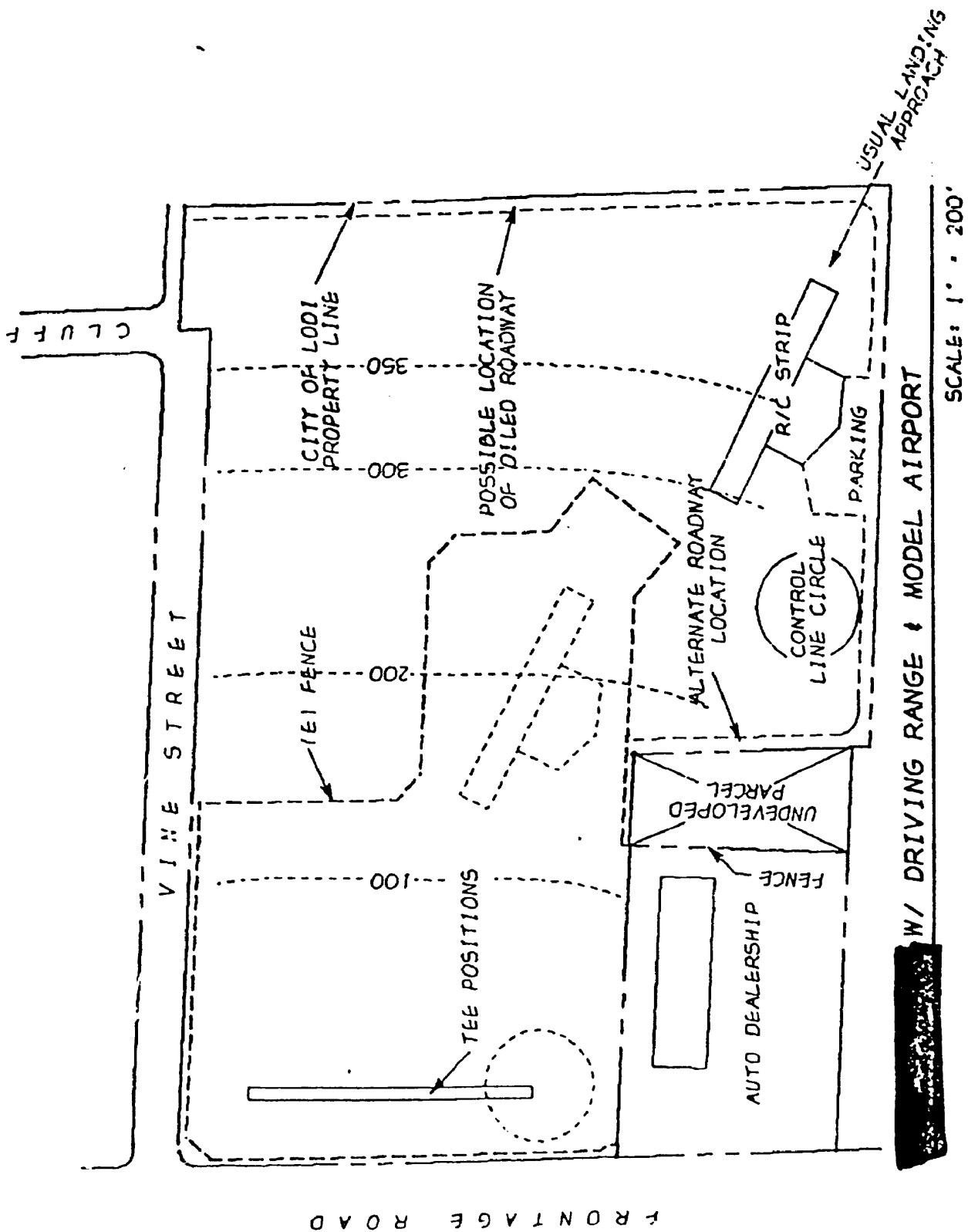
original

recommended that another four acres of land be added to the site so that more flexibility in contouring and grading can occur. This will allow the sport fields to be placed at a level above most flooding conditions.

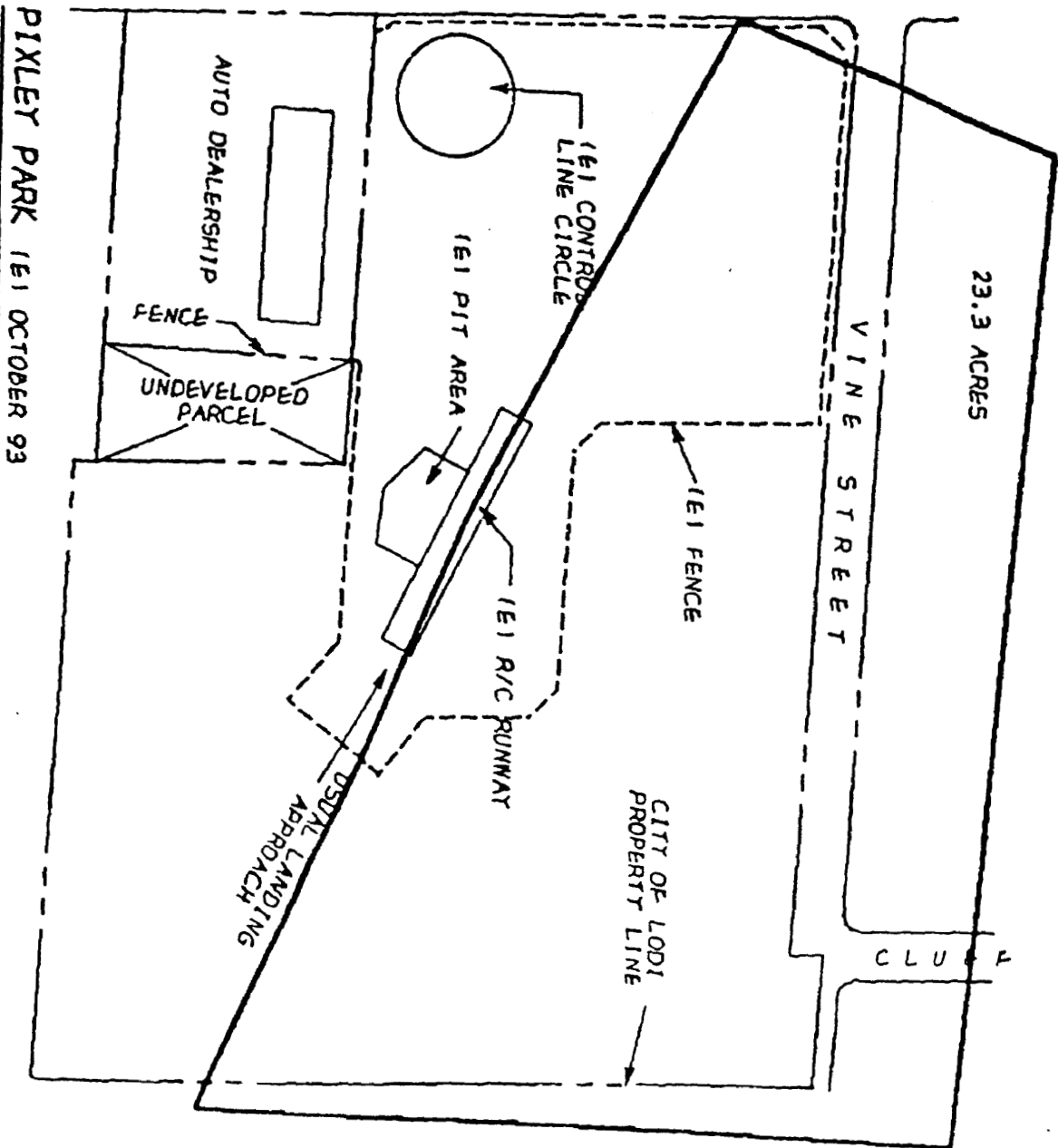
Sketch of Pixley Park

FRONTAGE ROAD





FRONTAGE ROAD



SCALE: 1" = 200'

It was moved by Chairman Johnson and seconded by Commissioner Casalegno to reconsider the matter.

Ayes - Commissioners Wall, Johnson, Melby, Casalegno, Meyer.

Noes - None.

Motion Carried 5 - 0.

Speaking in favor of accepting the property was:

Frank Alegre - 2000 Edgewood Drive

On a motion by Chairman Johnson and a second by Commissioner Melby it was recommended to the City Council to work with the Roget's in obtaining this property and look into acquiring the adjacent property.

Ayes - Commissioners Wall, Johnson, Melby, Casalegno, Meyer.

Noes - None.

Motion Carried 5 - 0.

C. Ken Choo - Golf Driving Range

Director Williamson gave a brief overview of the events leading up to Mr. Choo appearing before the commission again tonight.

Mr. Mike Thompson gave a verbal presentation of Mr. Choo's revised plan for DeBenedetti Park to relocate his golf driving range. He also presented a design by Dragoo and Associates of the proposed layout of the entire park.

Following questions by the commission, the following persons spoke in favor of the relocation to DeBenedetti Park:

Gregg Cassebarth - 613 Ribier

Speaking against relocation to DeBenedetti Park were:

Dave Akin - 2350 Rockingham Circle

Jim Jones - 48 N. Allen Drive

Tom Alexander - 1654 Timberlake Circle

Frank Alegre - 2000 Edgewood Drive

Ron Marks - 19333 Del Rio, Woodbridge

On a motion by Commissioner Wall and second by Chairman Johnson it was recommended to deny relocation of the golf driving range to G-Basin on the basis of it being a permanent facility.

Ayes - Commissioners Wall, Johnson, Casalegno.

Noes - Commissioners Melby, Meyer.

Motion Carried 3 - 2.

Chairman Johnson called for a 15 minute break at this time.

Following the break, Mr. Choo explained there had been confusion regarding the temporary/permanent status of his plan. He had intended for the facility to be temporary as stated in his written proposal.

On a motion by Chairman Johnson and a second by Commissioner Wall it was recommended to deny the proposal for G-Basin.

Ayes - Commissioners Wall, Johnson, Casalegno.

Noes - Commissioners Melby, Meyer.

Motion Carried 3 - 2.

D. Non-Resident Fees - Facilities Consideration

Proposals for increase in fees for non-residents for facilities were presented in detail.

On a motion by Chairman Johnson and a second by Commissioner Meyer it was recommended to accept the changes on item #1 only, the Grape Bowl.

Ayes - Commissioners Johnson, Meyer.

Noes - Commissioners Melby, Casalegno, Wall.

Motion Defeated 2 - 3.

On a motion by Commissioner Casalegno and a second by Commissioner Wall it was recommended to accept all the changes as presented.

Ayes - Commissioners Casalegno, Wall.

Noes - Commissioners Melby, Meyer, Johnson.

Motion Defeated 2 - 3.

On a motion by Commissioner Wall and second by Commissioner Meyer it was recommended to accept the changes on item 1, the Grape Bowl; item 4, city parks picnic shelters; item 5, RV overnight fees; and item 7, Zupo field.

Ayes - Commissioners Casalegno, Wall, Meyer.

Noes - Commissioners Melby, Johnson.

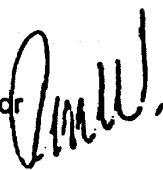
Motion Carried 3 - 2.

E. Boys and Girls Club, Blakely Park Agreement

On a motion by Commissioner Wall and a second by Chairman Johnson it was recommended to accept the terms of the lease with the Boys and

MEMORANDUM, City of Lodi, Parks and Recreation Department

TO: City Council
City Manager

FROM: Parks and Recreation Director 

DATE: December 9, 1993

SUBJECT: Ken Choo's Golf Driving Range Request

Mr. Ken Choo and Mr. Mike Thompson (Mr. Choo's golf pro) approached the Parks and Recreation Commission at their 12/7/93 meeting to address their position on the Pixley Park site for their proposed golf driving range, and request to relocate at DeBenedetti Park.

Mr. Thompson spoke on Mr. Choo's behalf and covered the various reasons why they do not wish to locate at Pixley Park (Exhibit A). Secondly, they discussed a plan to locate at DeBenedetti Park, both verbally and with a physical layout (Exhibit B). After making their comments and answering questions of the Commission, members of the public spoke. Mr. Akin, BOBS President, addressed the issues of tight-fitting of youth sports facilities to accommodate the driving range and to safety issues, such as location of the range next to athletic facilities. Others spoke to the same issues. Mr. Alegre spoke to this, plus needed site improvements and cost related to same, i.e., water, sewer, and road entrance and exit improvements needed to accommodate the golf facility and putting the golf driving range out to competitive bid.

After hearing public comments and asking more questions of Mr. Thompson and Mr. Choo, the Commission brought it back to the table and entertained a motion to not locate the golf driving range on a permanent basis at DeBenedetti Park, as presented. The motion was carried by a 3 to 2 vote. Therefore, not approving Mr. Choo's request to locate at DeBenedetti Park.

After the Commission took a short break, Mr. Choo stated there was confusion as to his proposal and the Commission's action. He said he was not proposing a permanent, but temporary golf driving range, as stated in his written exhibit, but stated in Mr. Thompson's verbal presentation as permanent. The Commission felt the motion should be corrected to reflect the written exhibits and clarification of their position. The motion was made to not allow Mr. Choo to relocate to DeBenedetti Park (with no mention this time to permanency, but location only). The motion passed 3 to 2 to not allow relocation.

Mr. Choo was informed by Mr. Johnson that this was the Commission's recommendation, but he could still appeal to the City Council if he so desired.

RW/sh

Attachments

DECLARATION OF MAILING


On January 6, 1994 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 6, 1994, at Lodi, California.

Jennifer M. Perrin
City Clerk



Jacqueline L. Hodson
Deputy City Clerk



CITY OF LODI

CARNEGIE FORUM

305 West Pine Street, Lodi



NOTICE OF PUBLIC HEARING

Date: January 19, 1994

Time: 7:00 p.m.

For information regarding this Public Hearing
Please Contact:

Jennifer M. Perrin

City Clerk

Telephone: 333-6702

NOTICE OF PUBLIC HEARING

January 19, 1994


NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) Appeal from Kenneth Choo appealing the Recreation Commission's recommendation not to allow the relocation of the Golf Driving Range to the DeBenedetti Park as requested

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.


If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: January 5, 1994

Approved as to form:


Bobby W. McNatt
City Attorney

GOLF DRIVING RANGE
KENNETH CHOO APPEAL
~ MAILING LIST

Robert J. Mertz
Attorney at Law
111 W. Pine Street
Lodi, CA 95240

Phillip A. Pennino, Chairperson
Greater Lodi Area Youth Commission

Kenneth Choo
c/o Robert Mertz
111 W. Pine Street
Lodi, CA 95240

Virginia Snyder, Chairperson
Lodi East Side Improvement Committee
412 East Oak Street
Lodi, CA 95240

Ron Williamson
Parks & Recreation Director

Chad Meyer
Recreation Commission
250 Ticknor Court
Lodi, CA 95242

Robert Casalegno
Recreation Commission
830 S. Central Avenue
Lodi, CA 95240

Ed Wall
Recreation Commission
1026 Port Chelsea Circle
Lodi, CA 95240

Robert Johnson
Recreation Commission
1311 Midvale Road
Lodi, CA 95240

Elvera Melby
Recreation Commission
8 North Sunset
Lodi, CA 95240

Dee Porter, Chairperson
Gang Alternative Project
103 Koni Court
Lodi, CA 95240

BOOSTERS OF BOYS/GIRLS SPORTS ORGANIZATION

LODI, CALIFORNIA

1994 EXECUTIVE BOARD OF DIRECTORS

Date on Board	Exp. Date	Member/Spouse	Address	Telephone Home	Telephone Work
1984	1994	David Akin (PAST PRESIDENT)	2350 Rockingham, Lodi 95242	334-4716	510-426-0110
1990	1994	Tom Alexander (ADVISOR)	1651 Timberlake, Lodi 95242	333-8250	333-6800 X453
1992	1994	Joanne Andrews/Dana	2808 Stoney Creek, Acampo 95220	339-0417	333-1393
1987	1995	Rick Castelanelli/Liz (PRESIDENT)	1080 W. Harney, Lodi 95242	369-6660	334-0633
1991	1996	Mark Cook/Linda	590 Springer Ln., Lodi 95242	369-4403	
1984	1995	Theresa Essin/Scott	1201 S. Crescent, Lodi 95240	334-5030	331-7717
1992	1994	Kathy Farrington/Pat (TREASURER)	2536 Bayberry, Lodi 95242	333-3306	333-6742
1993	1995	Robert Jones/Jean	2217 Orchis Dr., Lodi 95242	334-3329	333-2862
1991	1996	Mike Johnson/Kathy	1745 Colombard Cir., Lodi 95240	334-1877	368-5895
1991	1996	Gary Kledrowski/Nikki	1117 W. Locust, Lodi 95240	334-0285	334-3961
1992	1996	Douglas Lang/Julie	1726 Colombard Cir., Lodi 95240	333-1747	
1993	1995	Bob Lentz/Katy	14901 E. Jahant, Acampo 95220	369-7326	
1994	1996	Eddie Long/Kim	1110 Downing, Lodi 95242	334-4525	
1987	1994	Ron Marks/Irma	19333 Del Rio, Woodbridge 95258	334-8111	
1988	1994	Wes Ohlhauser/Danene	1420 Vin Rose, Lodi 95242	334-0951	333-1987
1991	1996	Rich Peckham/Emily	815 Dorchester, Lodi 95240	369-0231	368-4023
1993	1995	Rod Quinones/Lou Ann (SECRETARY)	612 Tamarack, Lodi 95240	333-0758	316-631-3130
1986	1995	Larry Simpfenderfer/Paula	832 Westwind Dr., Lodi 95242	369-7182	334-2626
1990	1995	Dick Slawson/Diana (VICE PRESIDENT)	P.O. Box 441, Clements 95227	759-3711	472-1818
1989	1994	Max Steinheimer/Barbara	1410 Mettler Rd., Lodi 95242	334-4209	464-8732
1994	1996	Hank Van Exel/Carolyn	20002 N. Thornton Rd., Lodi 95242	334-3292	
1981	1994	Ed Wall/Nancy	1026 Port Chelsea Cir., Lodi 95240	369-1385	944-8358

12/27/93

ADULT SPORTS ADVISORY BOARD

Williams, Ron	1140 Junewood Ct., Lodi 95240	(H) 334-0530
Sypnieski, John	1108 S. Church, Lodi 95240	(W) 367-2413
Correll, Bill	1606 S. Mills Ave., Lodi 95242	(W) 369-1921
Davis, Scott	809 Laver Ct., Lodi 95242	(W) 368-3716
<i>G. Kiedrowski</i> Kiedrowski, Gary	1117 W. Locust St., Lodi 95240	(W) 334-3964 (H) 334-0285
Newbold, Chris	1212 W. Robinhood 3-F, Stkn. 95207	(W) 478-4872 (H) 916-684-1141
<i>C. Oddy</i> Oddy, Tony	220 Audubon Dr., Lodi 95240	(W) 948-6500 (H) 334-1262
Parkin, Norm	P.O. Box 197, Victor 95253	(W) 369-1487 (H) 369-5707
Western, Donna	16941 N. Tretheway, Lodi 95240	(W) 334-5700 (H) 368-6875
Wisenor, Jerry	808 Tehama, Lodi 95240	(W) 948-7860 (H) 334-5181
Chapman, Tom	648 Erma, Stockton 95207	(H) 478-1933
Reese, Michael	125 N. Stockton St., Lodi 95240	(W) 333-6742

6/16/92

December 6, 1993

City of Lodi
Parks & Recreation Commission and
City Council Members
221 West Pine Street
Lodi, CA 95240

In Re: Proposed golf driving range at
Pixley Park, Cluff & Beckman Road,
Lodi, CA.

Commission and City Council Members:

This letter will serve to formally advise that after due consideration of the proposed relocation of the golf driving range at the site noted, we, the undersigned, note for the record our opposition to this proposed site because of the potential danger of personal injury and property damage at our respective business properties. We have given consideration to all the related factors, including safety netting, and do not feel that this is a proper location for the range and will only result in similar problems to those which existed at the Lockeford Street site.

Very truly yours,

MATAGA OLDS-BUICK DAIHATSU

By: *John R. Mataga*

GEWEKE TOYOTA

By: *Mark Hunter*